

The 1960 U. S. Census lists the median family income in Montgomery County at \$3,365. This is lower than for any of the four surrounding counties. Stanley County's median family income was \$4,237 and Randolph County's was \$4,593. The median income for North Carolina was \$3,956.

During the land use survey of the area, a housing conditions survey was also made. The purpose of the latter is to identify areas of substandard housing and conditions of blight. The town planning board and governing body can then begin steps that will prevent further deterioration of residential areas and will upgrade those areas already blighted.

In making the survey, only external conditions were considered. Houses were classified as either sound, deteriorated, or dilapidated. These categories are defined as follows:

Sound: This category covers new houses, older houses that are well maintained, and even houses that are beginning to show signs of deterioration but could be brought up to standard for little above the average maintenance cost.

Deteriorated: This category also covers a fairly wide range, from fairly new houses of inferior materials and construction to older houses that now need major repairs or alterations to bring them up to a sound standard.

Dilapidated: Houses thus classified were judged to be so badly deteriorated and having such major structural defects that they were beyond economical repair and unfit for human habitation.

The results of this survey are presented in the table below and are graphically presented on the Housing Conditions Map on page 46.

TABLE 6: RESULTS OF HOUSING SURVEY IN PLANNING AREA

Category	Within Town Limits	In One Mile Fringe Area	In Total Planning Area
Total Number of Units	350	253	603
Sound	187	112	299
Deteriorated	123	76	199
Dilapidated	24	15	39
Mobile Homes	16	50	66